

CITY OF WEST DES MOINES BOARD OF ADJUSTMENT COMMUNICATION

Meeting Date: January 14, 2015

Item: Willow Creek Baptist Church - 720 Army Post Road – Approval of a Permitted Conditional Use Permit to allow an approximately 13,000 square foot building addition; PC-002549-2014

Requested Action: Approval of a Permitted Conditional Use Permit

Case Advisor: Brian Portz *BP*

Applicant Request: The applicant, Willow Creek Baptist Church, represented by architect Curtis Ehler of Studio Melee, is requesting approval of a Permitted Conditional Use Permit (PC) to allow an approximately 13,000 square foot building addition onto the Willow Creek Baptist Church located at 720 Army Post Road. The property is zoned Residential Medium Density (RM-8). Religious Organizations (SIC 8661) are a Permitted Conditional (Pc) use within this zoning district and therefore the addition requires Board of Adjustment approval. The building addition will provide 6 new children's classrooms, 1 junior high classroom and 1 senior high classroom. The proposed addition will more than double the number of classrooms available for Church members. Classes are typically held during the regular 9:00 AM and 10:45 AM Sunday services. Most of the adult classes occur during the 9:00 AM service, while most of the children's Sunday school classes occur during the 10:45 AM service. Occasionally, the Church offers small Wednesday evening classes on a limited/seasonal schedule.

History: This property was annexed into the City of West Des Moines in 1988 as a part of the South Raccoon River Annexation. A Permitted Conditional Use Permit for the original Church building was approved by the City Council on March 6, 2000. The 26,452 square foot Church building was constructed in 2001.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on September 11, 2014 to show the proposed architectural design of the building addition. No disagreement with the proposal was expressed. On November 20, 2014 this item was presented to the Development and Planning City Council Subcommittee to get input on a possible deferment of sidewalk and streetlight installation. The Subcommittee was in agreement with the deferral requests. The deferment request will be presented to the Plan and Zoning Commission and City Council at their next meetings.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following key points of interest:

- ***Parking Lot Landscape Pod Deferral:*** City Code requires landscape pods (or tree diamonds) within a parking row spaced no farther than 9 parking spaces from another landscape pod or landscape island. There are currently no landscape pods within the existing parking lot. To be in compliance with current Code requirements, landscape pods are required in four (4) locations within the parking lot. Since there are no plans to make any modifications to the existing parking lot with this project and since the existing soil under the parking lot will be compacted and may not contain the required nutrients for a tree to survive, the applicant is requesting a deferral to install the required landscape pods within the parking lot until such time that the parking lot is modified, expanded or reconstructed in the future. Staff recommends a condition of approval requiring that landscape pods be installed at such time that the parking lot is resurfaced or expanded.
- ***Sidewalk Deferral:*** Access to the Willow Creek Baptist Church is via a one lane gravel road shared by the Church and MidAmerican Energy that owns the property to the west. This road is slated to become a public street (S8th Street) in the near future as a part of the Microsoft project that is located just to the southeast of the Church property. Since this street is not currently constructed, the Church is requesting a deferral from the sidewalk installation requirement. The Council representatives of the Development and Planning Subcommittee were in favor of the deferral as the sidewalk would be a stand-alone section that does not connect or extend beyond the Church's property. This request will be formally considered by the Plan & Zoning Commission and City Council at their upcoming meetings. Staff is

recommending a condition of approval of the Permitted Conditional Use that a deferral of the sidewalk requirement be granted by the Plan & Zoning Commission and City Council. If the deferral is not granted, the applicant will need to install sidewalks along the Church's property adjacent to S8th Street as part of the building expansion.

- *Streetlight Deferral:* The applicant is required to install streetlights along the future S8th Street located along the west boundary of the Church property. For essentially the same reason as the request for a sidewalk deferral, the Church is also requesting a deferral of the installation of streetlights. This request will also be considered by the Plan & Zoning Commission and City Council at their upcoming meetings. Staff is recommending a condition of approval of the Permitted Conditional Use that a deferral of the streetlight installation requirement be granted by the Plan & Zoning Commission and City Council. If the deferral is not granted, the applicant will need to install sidewalks along the Church's property along S8th Street as part of the building expansion.

Findings: The Permitted Conditional Use Permit for Willow Creek Baptist Church, to permit the construction of a building addition onto the existing church was reviewed by various City departments. Based upon that review and the conditions of approval, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the above review, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution for approval of the Permitted Conditional Use Permit to allow construction of a building addition onto the existing church, subject to meeting all City Code requirements and the following:

1. A deferral is granted to defer construction of four landscape pods as designated on the approved site plan until such time that the parking lot is modified, expanded or reconstructed in the future.
2. The City Council granting a deferral of the installation of sidewalks along the east side of the future S8th Street. The Specific duration of the deferral to be determined by the City Council. If the deferral is not granted, the applicant shall install the sidewalk in conjunction with the construction of the building addition.

3. The City Council granting a deferral of installation of streetlights along the east side of the future S8th Street. The Specific duration of the deferral to be determined by the City Council. If the deferral is not granted, the applicant shall install the streetlights along S8th Street in conjunction with the construction of the building addition.

Noticing Information: On December 26, 2014, notice of the January 14, 2015 Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community Section. Notice of this public hearing was also mailed to all surrounding property owners within 370 feet of the subject property on December 23, 2014.

Property Owner: Willow Creek Baptist Church (f/k/a Airport Baptist Church)
720 Army Post Road
West Des Moines, Iowa 50265
info@creekchurch.com

Applicant: Curtis Ehler
STUDIO MELEE
820 1st Street, Suite 220
West Des Moines, IA 50265
curtis@studiomelee.com

Attachments:

Attachment A	-	Location Map
Attachment B	-	Site Plan
Attachment C	-	Building Elevation Plan
Attachment D	-	Resolution
Exhibit A	-	Conditions of Approval



666.7 0 333.33 666.7 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
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Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WILLOW CREEK BAPTIST CHURCH CHURCH ADDITION



ATTACHMENT B

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- WE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- ① STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- ◁ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ✕ FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ✕ WATER VALVE
- ✕ WATER SHUT OFF
- ✕ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- SIGN —
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER-PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

- AC ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEDICATED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- WH WHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

BENCHMARK:

WDM BENCHMARK 100: INTERSECTION OF S.1ST ST. & ASW LELAND AVE., 135' SOUTH OF CTR LINE SW LELAND AVE. EXTENDED, 47.5' WEST OF CTR LINE S. 1ST ST.
ELEVATION (WDM DATUM) = 179.84 FEET
ELEVATION (NAVD83) = 963.85 FEET

WDM BENCHMARK 101: 1.584 ± FEET WEST OF THE INTERSECTION OF SOUTH 11TH STREET AND ARMY POST ROAD, 54.5 FEET NORTH OF THE CENTERLINE OF ARMY POST ROAD.
ELEVATION (WDM DATUM) = 172.02 FEET
ELEVATION (NAVD83) = 948.03 FEET

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WEST DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", 2003 EDITION.
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLANS.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS, AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WEST DES MOINES.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

PAVING NOTES:

- THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING AND FINE GRADE AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDDED IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (RICK BAUMHOVER AT 515-278-0457) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RIP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%.
- SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CROSSING WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
- CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

PROPERTY DESCRIPTION:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 78 NORTH, RANGE 25 WEST, AND ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST, WEST DES MOINES, POLK COUNTY, IOWA BEING MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 34, A DISTANCE OF 107.86 FEET; THENCE SOUTH 00°15'54" WEST A DISTANCE OF 71.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARMY POST ROAD, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00°40'40" EAST A DISTANCE OF 80.05 FEET; THENCE SOUTHEASTERLY ALONG A 756.15 FOOT RADIUS CURVE CONCAVE EASTERLY A DISTANCE OF 80.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°40'44" EAST A DISTANCE OF 782.65 FEET; THENCE SOUTH 00°01'57" EAST A DISTANCE OF 638.76 FEET; THENCE NORTH 88°46'58" WEST A DISTANCE OF 659.23 FEET; THENCE NORTH 00°40'40" EAST A DISTANCE OF 318.86 FEET; THENCE NORTHWESTERLY ALONG A 876.15 FOOT RADIUS CURVE CONCAVE WESTERLY A DISTANCE OF 74.88 FEET; THENCE NORTHWESTERLY ALONG A 756.15 FOOT RADIUS CURVE CONCAVE EASTERLY A DISTANCE OF 258.04 FEET; SAID CURVE HAVING A CHORD BEARING OF NORTH 25°46'39" WEST AND A CHORD OF 74.88 FEET; THENCE NORTHWESTERLY ALONG A 756.15 FOOT RADIUS CURVE CONCAVE EASTERLY A DISTANCE OF 258.04 FEET; SAID CURVE HAVING A CHORD BEARING OF NORTH 16°08'41" WEST AND A CHORD OF 248.67 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 10.147 ACRES MORE OR LESS SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:

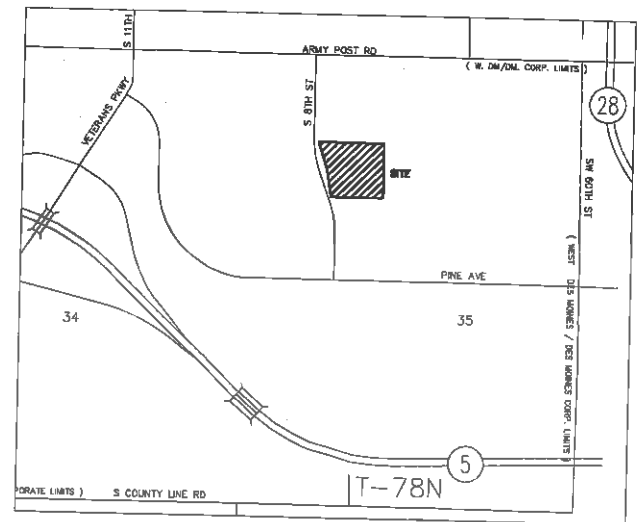
720 ARMY POST ROAD
WEST DES MOINES, IA 50265

OWNER / APPLICANT:

WILLOW CREEK BAPTIST CHURCH
AIRPORT BAPTIST CHURCH
720 ARMY POST ROAD
DES MOINES, IA 50321

PREPARED FOR:

STUDIO MELEE
820 FIRST STREET, SUITE 220
WEST DES MOINES, IA
ATTN: CURTIS EHLER
PHONE: 515-483-0003
EMAIL: curtis@studio-melee.com



SITE AREA:

CURRENT: 10.147 AC (442,338 SF)
AFTER DEDICATE ROW FOR STREET (8720 SF): 9.99 AC (435,318 SF)

COMP. PLAN LAND USE:

MD MEDIUM DENSITY RESIDENTIAL

ZONING

RM-8 RESIDENTIAL MEDIUM DENSITY
(PERMITTED CONDITIONAL USE)

SETBACKS:

FRONT / REAR = 50'
SIDE = 25'

OPEN SPACE:

REQUIRED: 25% OF 435,318 SF = 108,829 SF (2.50 AC)
PROVIDED: 288,544 SF (6.62 AC) = 66.3%

PARKING

REQUIRED: (PEAK PARKING IS WEEKEND SERVICE, NO OTHER ACTIVITIES OCCUR)
(1 SPACE / 4 SEAT) X 562 SEATS = 141 STALL

PROVIDED: 186 STALLS (INCLUDING 8 HANDICAP ACCESSIBLE)

IMPERVIOUS SURFACE:

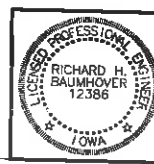
EXISTING: 126,878 SF (2.96 AC) 30.1% OF SITE
BY THIS MODIFICATION: + 13,794 SF (0.32 AC) OR 3.2%
RESULT: 142,770 SF (3.28 AC) 33.3%

CONTACT FOR EROSION/SEDIMENT CONTROL:

OWNER / CONTRACTOR TO BE DETERMINED BY OWNER

SHEET INDEX:

- C0.1 COVER SHEET
- C0.2 EXISTING SITE
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 LANDSCAPE PLAN



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: RICHARD H. BAUMHOVER, P.E. 12386

DATE:

LICENSE RENEWAL DATE: DEC. 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

WILLOW CREEK BAPTIST CHURCH

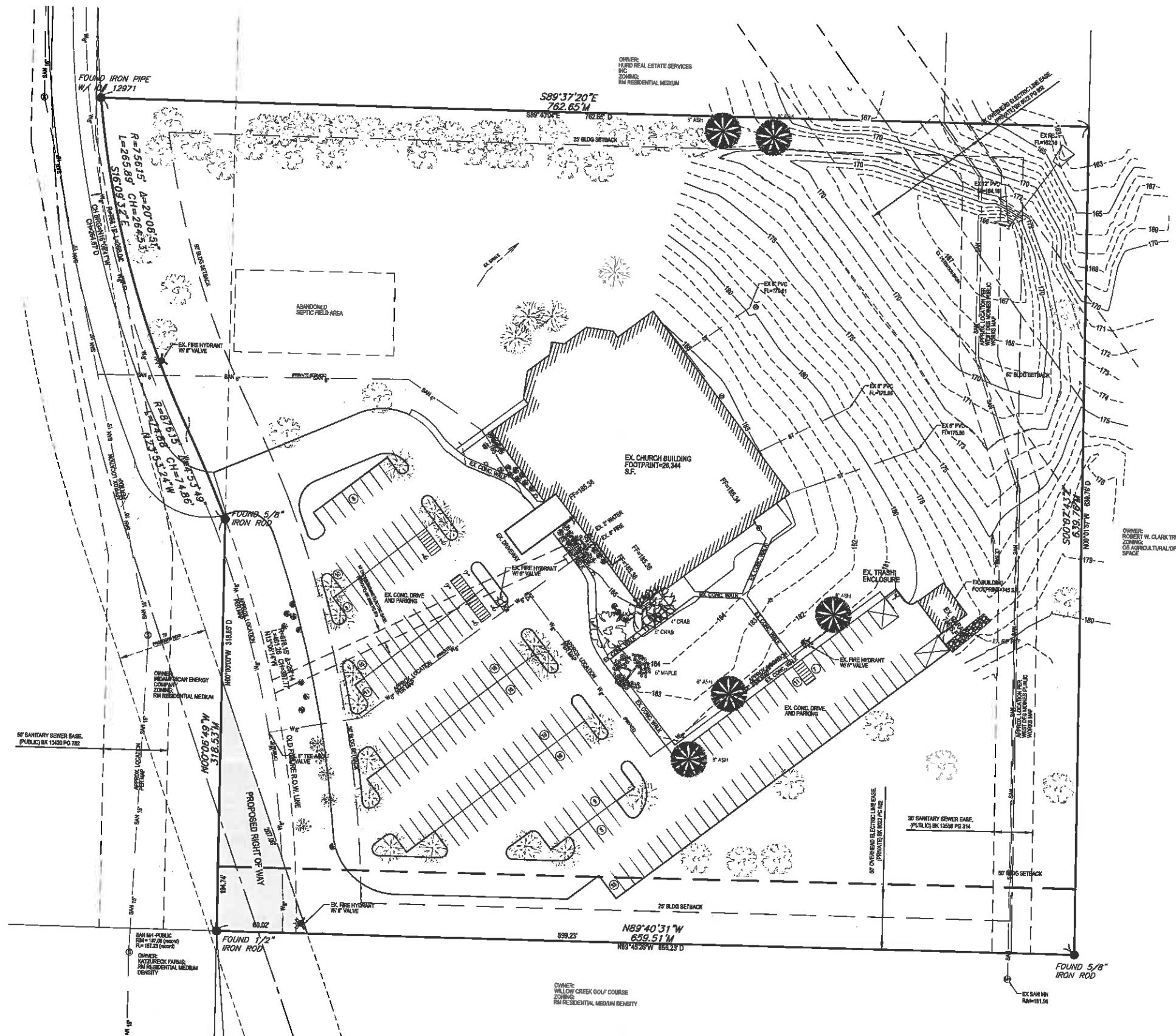
720 ARMY POST ROAD
WEST DES MOINES, IOWA 50265

PRINT DATE:
JANUARY 9, 2015 (PID SET)
SHEET NAME:
COVER-SHEET

C0.1

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
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- GM — GAS METER
- GV — GAS VALVE
- ACU — AIR CONDITIONING UNIT
- TRR — TELEPHONE RISER
- TV — TELEPHONE VAULT
- TMH — TELEPHONE MANHOLE
- TSMH — TRAFFIC SIGNAL MANHOLE
- FOR — FIBER OPTIC RISER
- FOF — FIBER OPTIC FAULT
- CR — CABLE TV RISER
- SGN — SIGN
- 7 — DENOTES NUMBER OF PARKING STALLS
- — PROPERTY CORNER - FOUND AS NOTED
- D — DIMENSION
- M — MEASURED DIMENSION



UTILITY NOTE:

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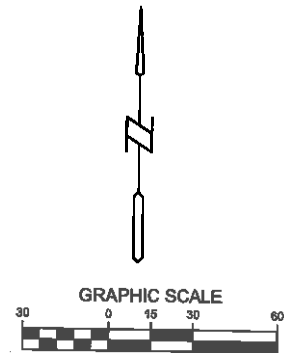
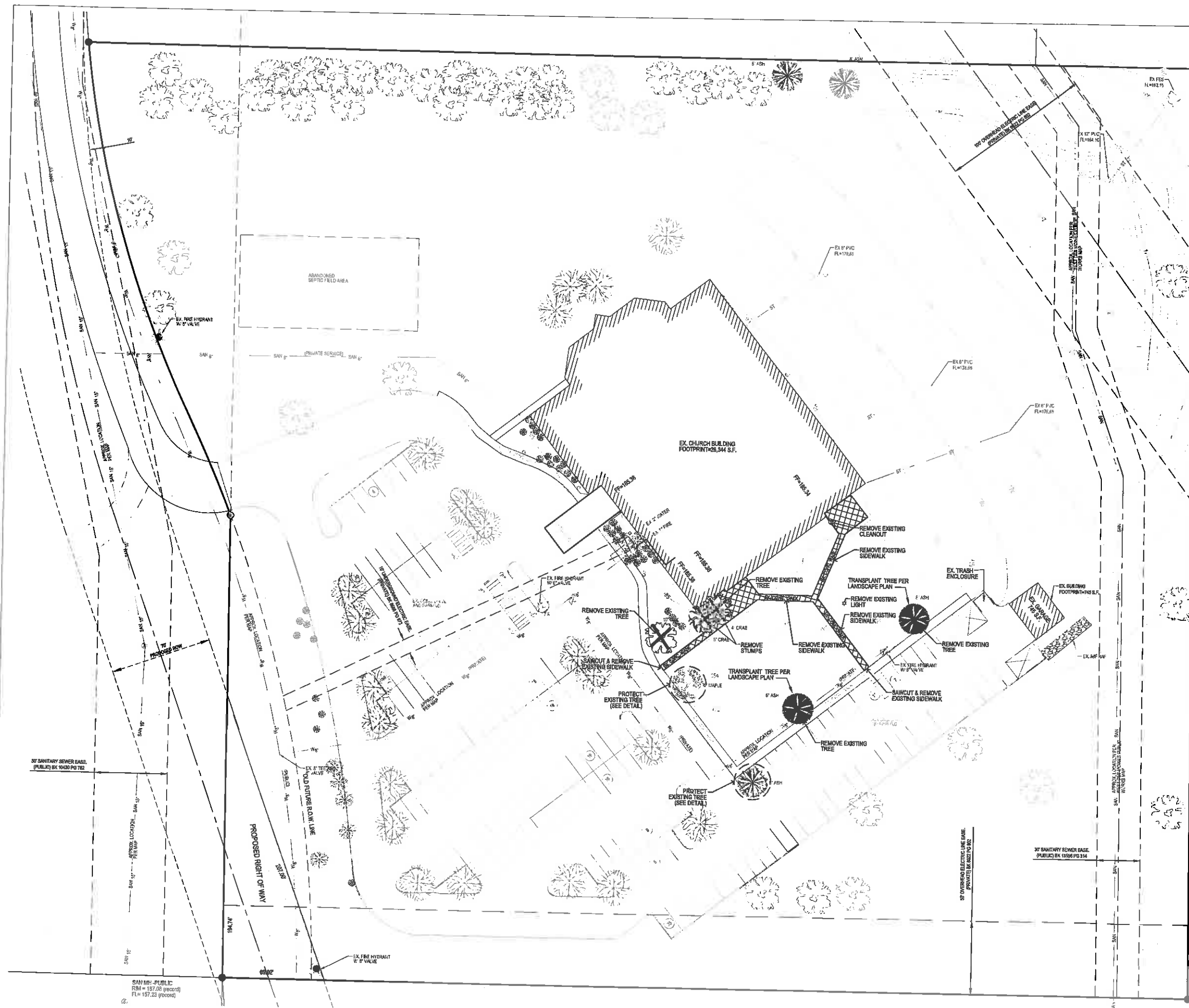
WILLOW CREEK BAPTIST CHURCH
 720 ARMY POST ROAD
 WEST DES MOINES, IOWA 50265

STUDIO MELEE
 820 FIRST STREET, SUITE 220
 WEST DES MOINES, IOWA 50265

PRINT DATE:
 JANUARY 9, 2015 (BID SET)
 SHEET NAME:
EXISTING-SITE

C0.2

DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.

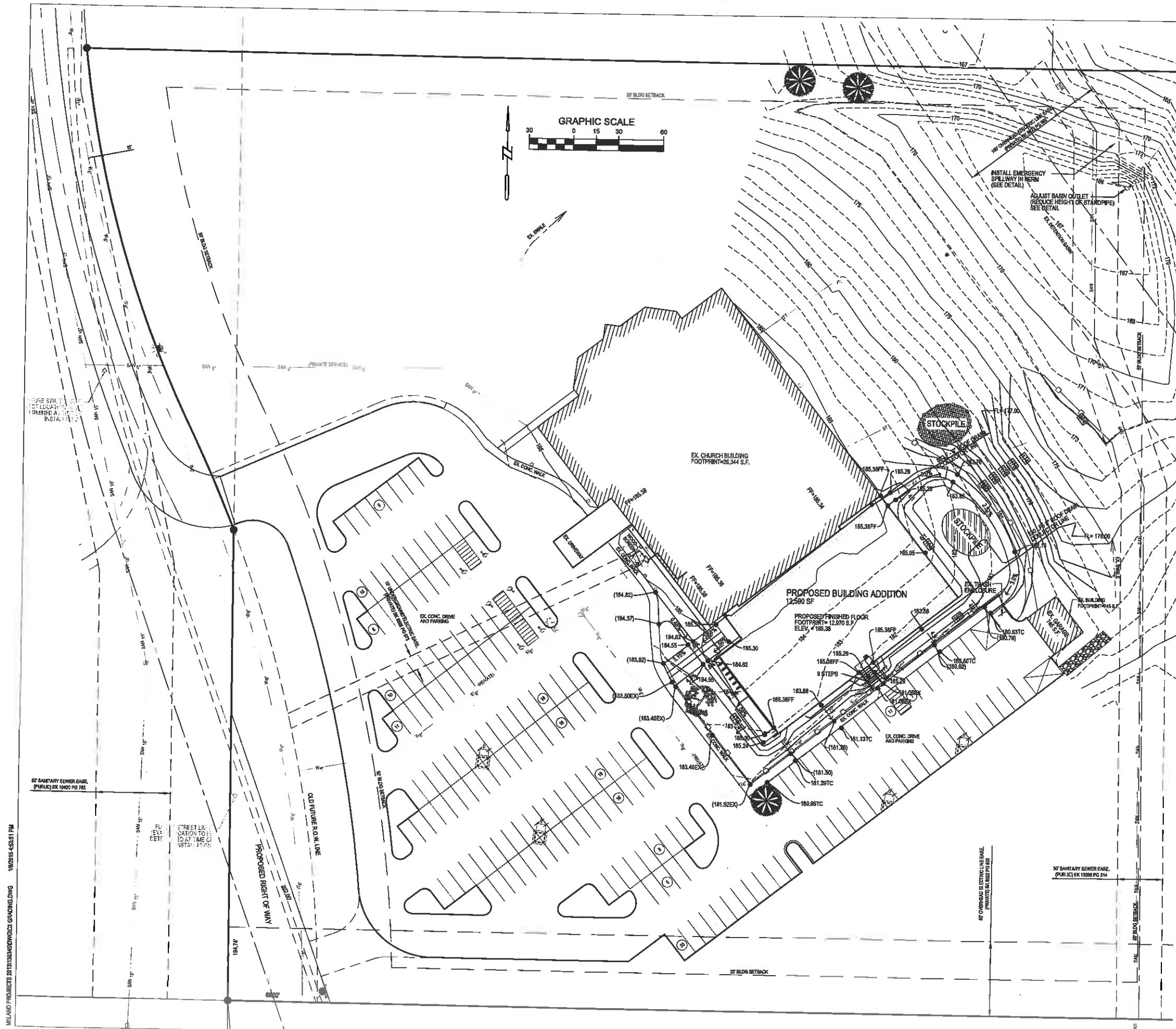


PRINT DATE:
JANUARY 9, 2015 (BID SET)
SHEET NAME:
DEMO-SHEET

WILLOW CREEK BAPTIST CHURCH
720 ARMY POST ROAD
WEST DES MOINES, IOWA 50265
CLASSROOM
ADDITION

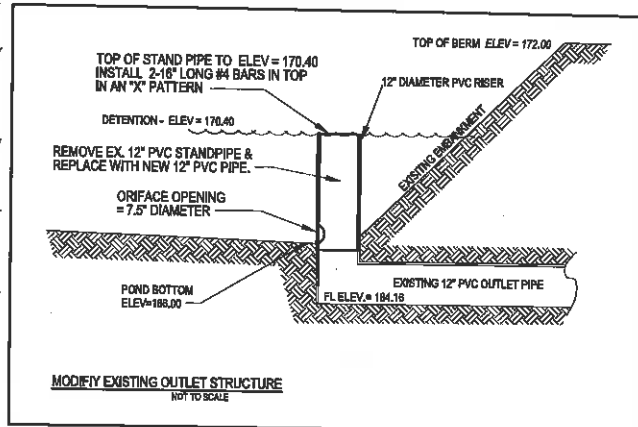
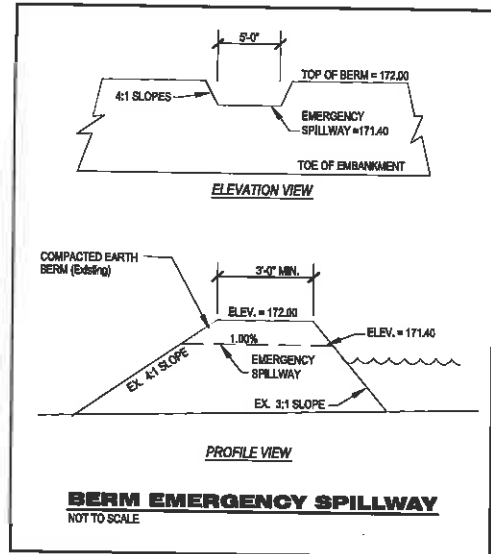
STUDIO M E L E E
820 FIRST STREET, SUITE 220
WEST DES MOINES, IOWA 50265
(515) 314-9852
(515) 493-0003

C1.1



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"Making Your Successful Development"
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Des Moines, Iowa 50322-3825
Phone (515) 276-4467 Fax (515) 276-8217
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PN 130345

- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.



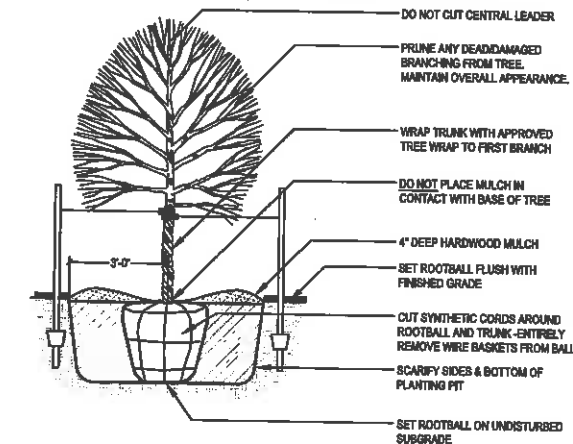
- EROSION CONTROL NOTES:**
1. CONTRACTOR FOR INSTALLING, MONITORING, MAINTAINING AND REMOVING EROSION CONTROL AND SEDIMENT CONTROL DEVICES TO BE DETERMINED BY OWNER, NOT KNOWN AT THIS TIME.
 2. ALL MUD AND ROCK SHALL BE REMOVED FROM PUBLIC STREETS ON A DAILY BASIS.
 3. EXISTING PRIVATE PAVED DRIVEWAYS SHALL BE USED IN PLACE OF GRAVEL STABILIZED CONSTRUCTION ENTRANCE, AND SHALL BE CLEANED AS NECESSARY DURING GRADING OPERATIONS.

- GRADING LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FINISHED GROUND ELEVATION
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - EDGE OF WALK ELEVATION
 - TOP OF STAIR ELEVATION
 - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

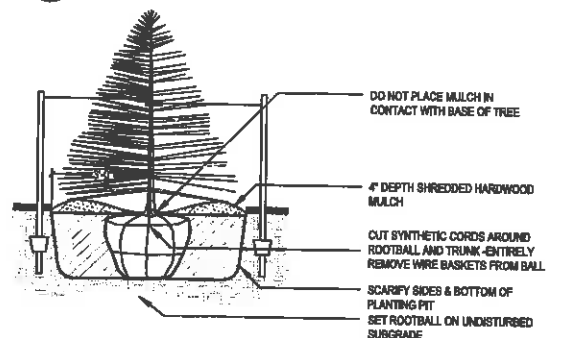
- LEGEND:**
- SILT FENCE

LANDSCAPE NOTES:

1. ALL SOILING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOO ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. STAKE SOO ON ALL SLOPES 3:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 3 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL MATCH EXISTING ON SITE OR DURAEDGE 1/2" STEEL EDGING - COLOR GREEN.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK SHREDDED HARDWOOD MULCH.
15. ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL, BEFORE AND AFTER MULCH IS INSTALLED.



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



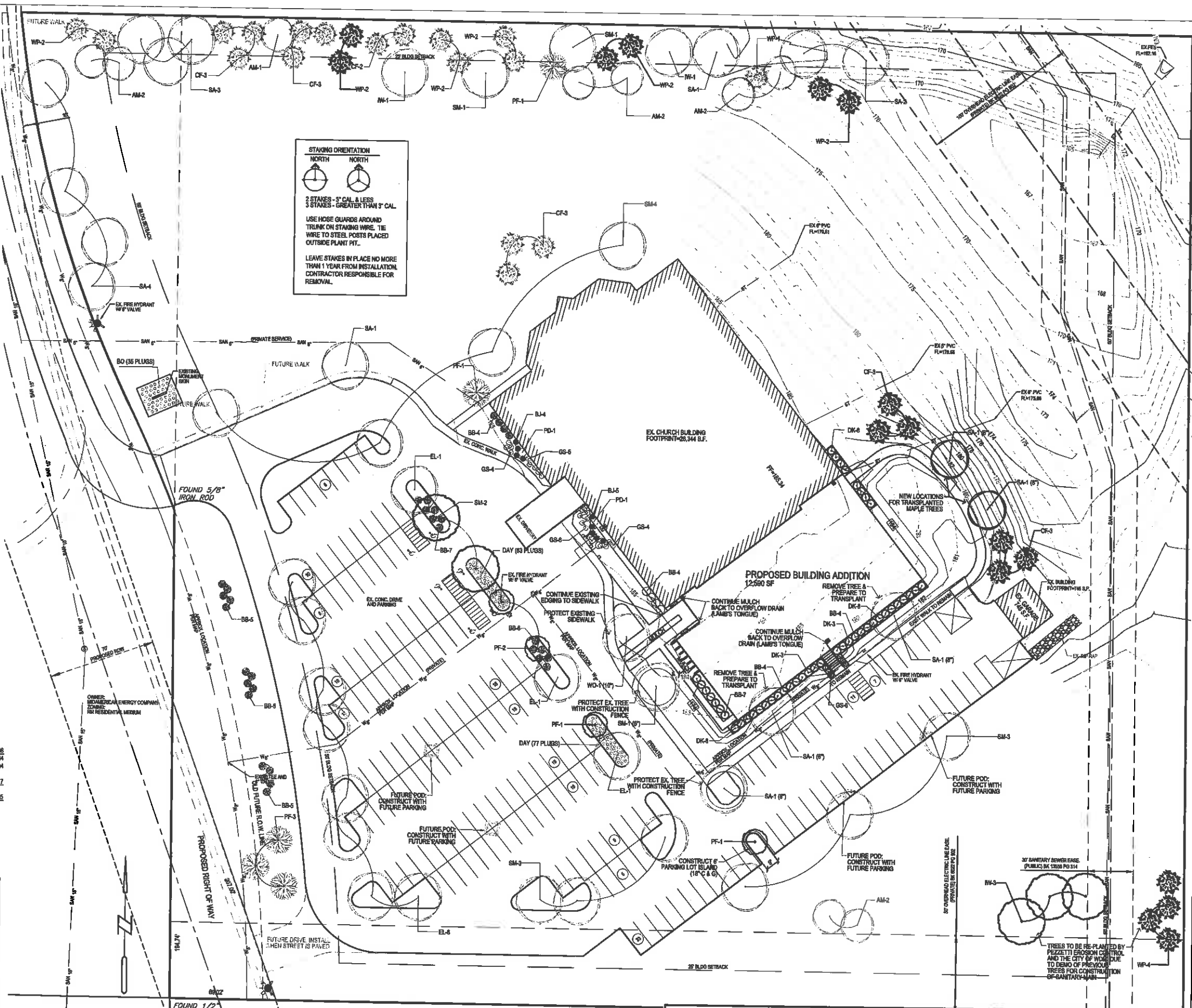
EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE

LANDSCAPE REQUIREMENTS:

OPEN SPACE		PROVIDED:	
TOTAL REQUIRED OPEN SPACE (25%)	107,282 SF	TREES - TOTAL (INCLUDING BOTH NEW AND EXISTING)	98
TOTAL LANDSCAPE UNITS (1 / 3000 OF OPEN SPACE)	35.76	DECIDUOUS TREES	54
		EVERGREEN TREES	34
TREES REQUIRED (2 PER LANDSCAPE UNIT)	72	SHRUBS - TOTAL	117
SHRUBS REQUIRED (3 PER LANDSCAPE UNIT)	107	PERENNIALS / GRASSES - TOTAL	175
PARKING LOT			
TREES REQUIRED FOR EVERY 6'X17' ISLAND	1		
NUMBER OF PARKING ISLANDS (NOMINAL 6'X17' SIZE)	23		
NUMBER OF TREES REQUIRED	23		
TOTAL TREES REQUIRED	95		
(25% OF ALL TREES TO BE EVERGREEN) MIN. REQUIRED=	34		

PLANTING SCHEDULE:

CODE	QUANTITY EXISTING	QUANTITY NEW	COMMON NAME	LATINO BOTANICAL NAME	SIZE EXISTING	SIZE NEW	NOTES
EM	11	0	EMERALD OSTER MAPLE	ACER PLATANIFOLIA	6"		
SL	13	2	SUGAR MAPLE	ACER SACCARINUM	6"	2.5' GAL	
MA	14	0	SUMMIT ASH	FRAXINUS PENNENSIS VAR. PAUCIFLORA	8"		(2 EXISTING ARE TO BE REPORTED)
PF	5	4	PRINCE OF WALES	MAULUS PRINCEI FINE	3"	1.5' GAL	
AL	1	0	WATER MAPLE	ACER GINNALA	4"		
WO	1	0	WATER DOGWOOD	KOENIGS ALBA	4"		
	2	0	DOGWOOD	OSTRYA VIRGINICA	4"	1.5' GAL	(1 TO BE REPORTED BY TEAM)
	25	0	TOTAL EXISTING TREES				
CF	11	0	CONCORD FERN	ADiantum CONCORDIA	12-18" H	8" H	
WF	18	15	WINTER FERN	PINUS ST. HUBERT	12-18" H	8" H	(1 TO BE REPORTED BY TEAM)
	18	15	TOTAL EXISTING FERNS				
	73	25	# ALL TOTAL TREES				
US	18	0	SHOULD BE SPECIES	SPERMATOPHYTES	3"		
NO	36	15	CONIFER PLANTING	CONIFERUS	3"	1 GAL	
PK	2	0	PASADENA DOGWOOD	CORONIS ALBERTINA	4"		
UD	0	20	DOGWOOD PLANTING	SPERMATOPHYTES	3"	1 GAL	
SL	14	0	SHOULD BE SPECIES	SPERMATOPHYTES	3"		
	86	25	# ALL TOTAL TREES				
UD	140	0	PERENNIAL PLANTS	PERENNIALS	1 GAL		
BO	36	0	BLUE GRASSES	GRASSES	1 GAL		
	176		# ALL TOTAL PERENNIALS & GRASSES				



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 448.
BY: MICHAEL D. GAUNT LICENSE RENEWAL DATE: JUNE 30, 2014

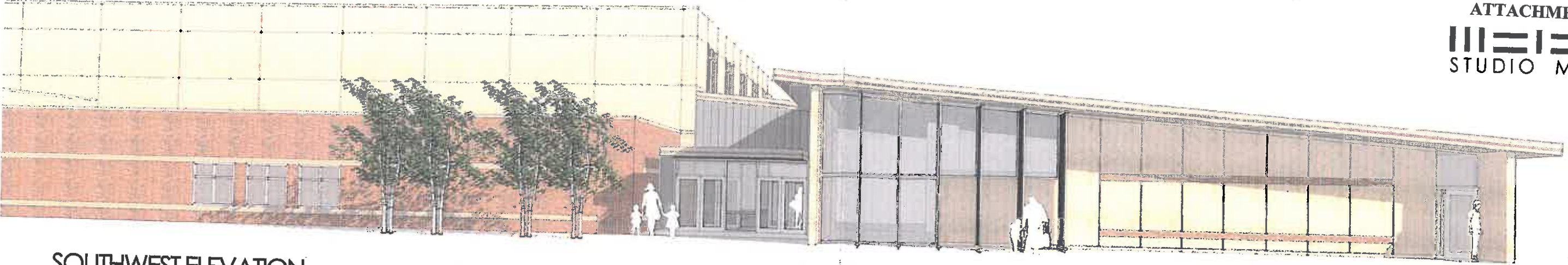


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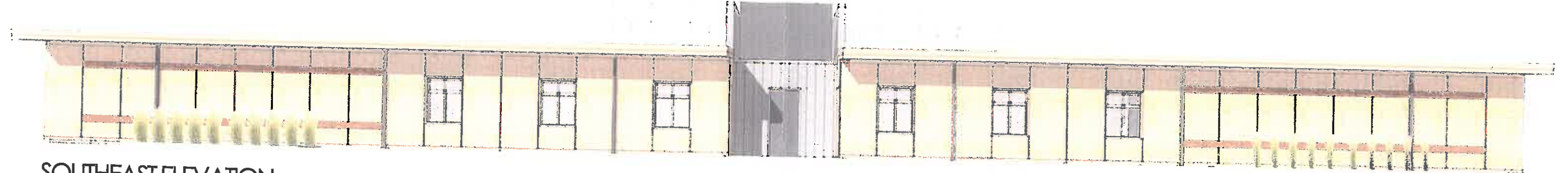
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DEVELOPMENT
SERVICES



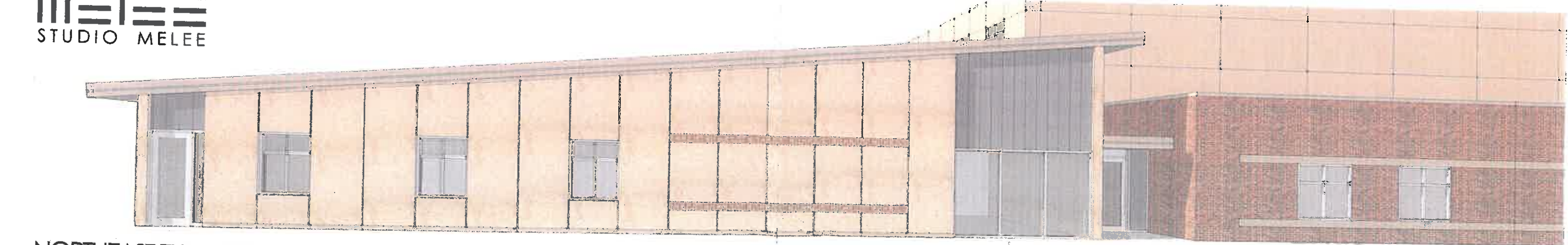
SOUTHWEST ELEVATION

VIEW OF FRONT ENTRY



SOUTHEAST ELEVATION

VIEW FROM PARKING LOT



NORTHEAST ELEVATION

VIEW FROM GOLF COURSE

B Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES,
APPROVING A PERMITTED CONDITIONAL USE PERMIT (PC-002549-2014) TO ALLOW
CONSTRUCTION OF A BUILDING ADDITION ONTO THE EXISTING CHURCH.**

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq. of the West Des Moines Municipal Code, the applicant, Willow Creek Baptist Church, has requested approval of a Conditional Use Permit (PC-002549-2014) for that property located at 720 Army Post Road and legally described below for the purpose of constructing a building addition onto the existing Church;

Legal Description of Property

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 78 NORTH, RANGE 25 WEST, AND ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST, WEST DES MOINES, POLK COUNTY, IOWA BEING MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°-44'-08" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 107.85 FEET; THENCE SOUTH 00°-15'-54" WEST A DISTANCE OF 71.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARMY POST ROAD, AS IT IS PRESENTLY ESTABLISHED: THENCE SOUTH 00°-00'-00" EAST A DISTANCE OF 990.69 FEET; THENCE SOUTHEASTERLY ALONG A 756.15 FOOT RADIUS CURVE CONCAVE EASTERLY A DISTANCE OF 80.05 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 03°-01'-58" EAST AND A CHORD OF 80.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°-40'-04" EAST A DISTANCE OF 762.65 FEET; THENCE SOUTH 00°-01'-57" EAST A DISTANCE OF 639.76 FEET; THENCE NORTH 89°-45'-26" WEST A DISTANCE OF 659.23 FEET; THENCE NORTH 00°-00'-00" EAST A DISTANCE OF 318.65 FEET; THENCE NORTHWESTERLY ALONG A 876.15 FOOT RADIUS CURVE CONCAVE WESTERLY A DISTANCE OF 74.88 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 23°-46'-35" WEST AND A CHORD OF 74.86 FEET; THENCE NORTHWESTERLY ALONG A 756.15 FOOT RADIUS CURVE CONCAVE EASTERLY A DISTANCE OF 266.04 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 16°-08'-41" WEST AND A CHORD OF 246.67 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 10.147 ACRES MORE OR LESS. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on, January 14, 2015, this Board of Adjustment held a duly-noticed hearing to consider the application for a Permitted Conditional Use Permit for Willow Creek Baptist Church (PC-002549-2014);

NOW, THEREFORE, THE BOARD OF ADJUSTMENTS OF THE CITY OF WEST DES MOINES DOES

RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated January 14, 2015, or as amended orally at the Board of Adjustment meeting of January 14, 2015, are adopted.

SECTION 2. Permitted Conditional Use Permit for Willow Creek Baptist Church (PC-002549-2014) to construct an approximately 13,000 square foot building addition is approved, subject to compliance with all the conditions in the staff report, dated January 14, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 14, 2015.

Jennifer Drake, Chairperson
Board of Adjustment

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on January 14, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

EXHIBIT A
Conditions of Approval

1. A deferral is granted to defer construction of four landscape pods as designated on the approved site plan until such time that the parking lot is modified, expanded or reconstructed in the future.
2. The City Council granting a deferral of the installation of sidewalks along the east side of the future S8th Street. The Specific duration of the deferral to be determined by the City Council. If the deferral is not granted, the applicant shall install the sidewalk in conjunction with the construction of the building addition.
3. The City Council granting a deferral of installation of streetlights along the east side of the future S8th Street. The Specific duration of the deferral to be determined by the City Council. If the deferral is not granted, the applicant shall install the streetlights along S8th Street in conjunction with the construction of the building addition.